

QUINN PROPERTY www.quinnproperty.ie

## A Delightful Detached Three Bedroom Townhouse For Sale By Private Treaty



## LOCATION:

The property enjoys an excellent location on Camolin's main street. Camolin is a well located, bustling village offering a wide range of amenities to include service stations, shops, primary schools, churches, pubs and the award winning Cois Na hAbhann Garden Home & Lifestyle Centre. There are an array of woodland walks nearby and the village has an active GAA and Soccer Club. Gorey is 12km drive away with a wealth of additional amenities such as restaurants, hotels, primary & secondary schools, shops and leisure activities. The M11 is less than five minutes drive leaving South County Dublin a comfortable hours' drive. Commuter Services such as Wexford Bus and Bus Eireann offer convenient hourly services.



## **DESCRIPTION:**

This property offers a wonderful opportunity to reside in a delightful village setting. The residence is presented in excellent condition throughout. The property briefly comprises of entrance hall, sitting room, one bedroom, kitchen/diner and utility on the ground floor with two bedrooms and a bathroom on the first floor. This residence benefits from a pleasant cobble locked yard to the rear offering new owners al fresco dining over long summer evenings. The rear yard has pedestrian access off the main street. Accommodation comprises as follows:



Entrance Hall: 1.5m x 1.1m Tiled flooring

Living Room: 4.0m x 3.5m Laminate flooring, solid fuel stove

Kitchen: 3.7m x 2.2m Tiled flooring, waist & eye level units, electric oven, hob,

extractor fan, dishwasher, tiled splashback, back door

Utility Room: 2.2m x 1.8m Tiled flooring, washing machine, fridge freezer

Bedroom 1: 4,0m 2.6m Laminate flooring

Landing: 1.6m x 1.2m Laminate flooring



First Floor:

Bedroom 2: 4.0m x 2.6m Laminate flooring,

hot press

Bedroom 3: 3.5m x 2.7m Laminate flooring

Bathroom: 1.7m x 1.2m Fully tiled, W.C.,

W.H.B., electric

shower



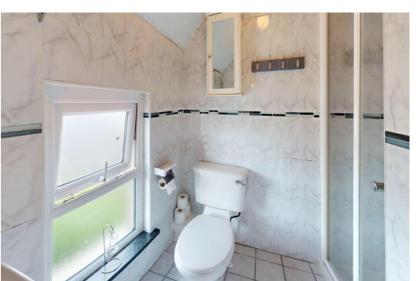


**SERVICES AND FEATURES:** 

Mains Water Mains Sewage Oil Fired Central Heating

Extends To: C. 77m<sup>2</sup>

Built: 1860





**BER DETAILS: To Follow** 

BER: E2

BER No. 105055735

Energy Performance Indicator:359.7kWh/m²/yr



This is An Ideal Starter / Retirement / Investment Property With All Amenities Close By
Viewing Is Highly Recommended

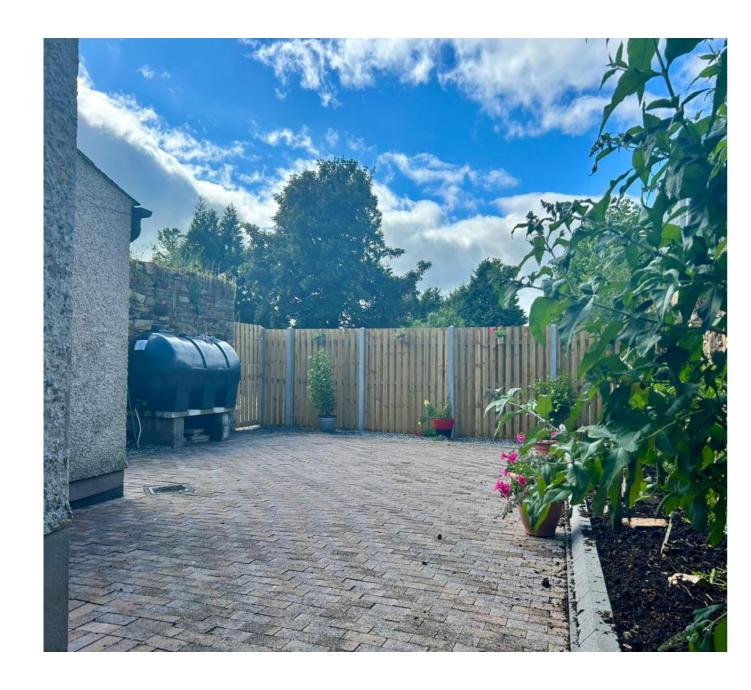
A.M.V. €200,000

## **QUINN** PROPERTY

www.quinnproperty.ie

**Gorey**: 053 94 80000 **Email**: sales@quinnproperty.ie

Carnew: 053 94 26234 **Email**: info@quinnproperty.ie





The above particulars are issued by QUINN PROPERTY on the understanding that any negotiations whatsoever concerning the property are conducted through QUINN PROPERTY. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.





